

LAND USE GOALS / POLICIES

Plan Tucson, City of Tucson General and Sustainability Plan

Land Use, Transportation & Urban Design Policies

- LT3* Support development opportunities where:
- a. residential, commercial, employment, and recreational uses are located or could be located and integrated
 - b. there is close proximity to transit
 - c. multi-modal transportation choices exist or can be accommodated
 - d. there is potential to develop moderate to higher density development
 - e. existing or upgraded public facilities and infrastructure provide required levels of service
- LT7* Use the Future Growth Scenario Map:
- a. as a general guide for determining the general location of development opportunities, development patterns, and land use and transportation concepts, while also considering area and site-specific issues.
 - b. in conjunction with the Guidelines for Development Review for discretionary rezoning, variances, special exceptions, and other land use decisions.
- LT9* Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

Note: Future Growth Scenario Map identifies the amendment site within the “Business Centers” building block with relevant Development Guidelines including:

LT28.4.4 - Support a mix of commercial, residential, office, governmental, and other service activities at all major employment centers.

LT28.4.7 - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

LT28.4.8 – Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Arroyo Chico Area Plan

General Goals – The purpose of the *Arroyo Chico Area Plan* is to guide future development while protecting and enhancing existing neighborhoods. Relevant general goals include:

1. Promote the preservation and maintenance of linear open space along Arroyo Chico as a natural unifying feature of the area.
2. Encourage a compatible mix of residential, industrial, and business uses in the plan area, while protecting the integrity of existing neighborhoods.

Public/Semi-Public Policy 1 – Encourage the continued utilization of existing public facilities.

RESIDENTIAL

Residential Sub-Goal – Encourage new residential development and the preservation of existing housing.

Residential Policy 1 – Preserve the integrity of established neighborhoods.

Residential Policy 2 – Promote residential infill of vacant land

Residential Policy 3 – Ensure the compatibility of new residential development with existing land uses

INDUSTRIAL

Industrial Area 2

Policy 3 – *Protect San Antonio Neighborhood from any negative impacts of industrial development along SR 210.*